

Local Market Update for May 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

91932

Imperial Beach

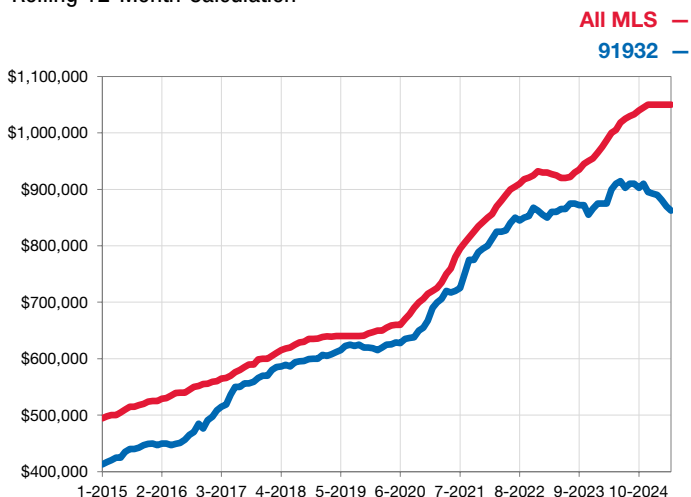
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	19	18	- 5.3%	79	81	+ 2.5%
Pending Sales	14	12	- 14.3%	39	41	+ 5.1%
Closed Sales	5	5	0.0%	30	33	+ 10.0%
Median Sales Price*	\$860,000	\$780,000	- 9.3%	\$962,500	\$832,000	- 13.6%
Percent of Original List Price Received*	97.7%	100.4%	+ 2.8%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	45	10	- 77.8%	37	53	+ 43.2%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	5.3	3.2	- 39.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	19	10	- 47.4%	61	64	+ 4.9%
Pending Sales	5	4	- 20.0%	30	25	- 16.7%
Closed Sales	9	6	- 33.3%	30	26	- 13.3%
Median Sales Price*	\$700,000	\$447,500	- 36.1%	\$742,500	\$614,500	- 17.2%
Percent of Original List Price Received*	92.1%	102.0%	+ 10.7%	95.5%	97.4%	+ 2.0%
Days on Market Until Sale	39	41	+ 5.1%	37	48	+ 29.7%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	6.6	6.0	- 9.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

